



**US Army Corps
of Engineers**
Louisville District ®

Joint Public Notice

Public Notice No.
LRL-2015-844-sam

Open Date:
6 Jul 2016

Close Date:
8 Aug 2016

Please address all comments and inquiries to:
U.S. Army Corps of Engineers, Louisville District
ATTN: Mr. Scott Matthews
8902 Otis Avenue, Suite S106B
Indianapolis, IN 46216

Phone: 317-543-9424

This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 404 of the Clean Water Act (CWA) and for State Water Quality Certification pursuant to Section 401 of the CWA from the Indiana Department of Environmental Management, Office of Water Quality.

APPLICANT: Strategic Capital Partners
280 East 96th Street, Suite 160
Indianapolis, IN 46240

AGENT: Cardno
3901 Industrial Boulevard
Indianapolis, IN 46240

LOCATION: Northwest corner of the intersection of Ronald Reagan Parkway and East County Road 450 South, Hendricks County, Indiana.

Latitude: 39.6998
Longitude: -86.3371
7.5 Minute Quad: Bridgeport

PURPOSE: To develop a site for commercial and industrial use.

DESCRIPTION OF WORK: The applicant proposes to develop a 25-acre parcel for commercial and light industrial use. The applicant proposes to construct a 371,952 square foot building with 34 docks and 52 trailer parking spaces as well as additional parking, retention basins, and associated infrastructure. The proposed work would require the discharge of 4,501 cubic yards of fill into 2.59 acres of jurisdictional wetlands, 0.41 acre of open water and 496 linear feet of unnamed tributary to Middle Creek.

AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES: The applicant has avoided and minimized impacts to the maximum extent possible. The project was redesigned to avoid impacting 0.29 acre of emergent wetlands.

Mitigation would be required to compensate for the proposed impacts. The applicant proposes to construct 7.5 acres of forested wetlands, 0.91 acre of floodplain forests, and 4.84 acres of upland forest buffer. In addition, the applicant would preserve 0.88 acre of forest, enhance

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1,554 linear feet of perennial stream through floodplain enhancement, and create 300 linear feet of ephemeral stream channel.

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

REVIEW PROCEDURES: A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied.

A DA Permit, if otherwise warranted, will not be issued on this project until a State of Indiana Section 401 Water Quality Certification (WQC) from the Indiana Department of Environmental Management (IDEM) is on file in this office or it is considered waived. This Public Notice serves as the notice for a Clean Water Act Section 401 application for water quality certification from the IDEM. The IDEM will review this proposal for compliance with the applicable provisions of Section 301, 302, 303, 306 and 307 of the CWA, including the state water quality standards currently set forth at 327 IAC 2. They will consider comments regarding this proposal postmarked by the closing date of this notice. Comments to IDEM should be addressed to: IDEM, Office of Water Quality, Section 401 WQC Program, 100 N. Senate Avenue Room N1255, Indianapolis, Indiana 46204. The applicant is responsible for obtaining the certification from IDEM.

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

Phase Ia archeological surveys have been completed for the impact site and the mitigation site and are being reviewed. The Corps will coordinate with the Indiana State Historic Preservation Officer (SHPO) upon completion of our review.

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values, general environmental concerns, historic

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values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency (USEPA), under authority of Section 404(b) of the CWA.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Scott A. Matthews, CELRL-OPF-N at the address noted above and should refer to the Public Notice Number LRL-2015-844-sam.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2015-844-sam.

Example:

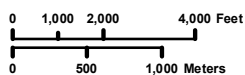
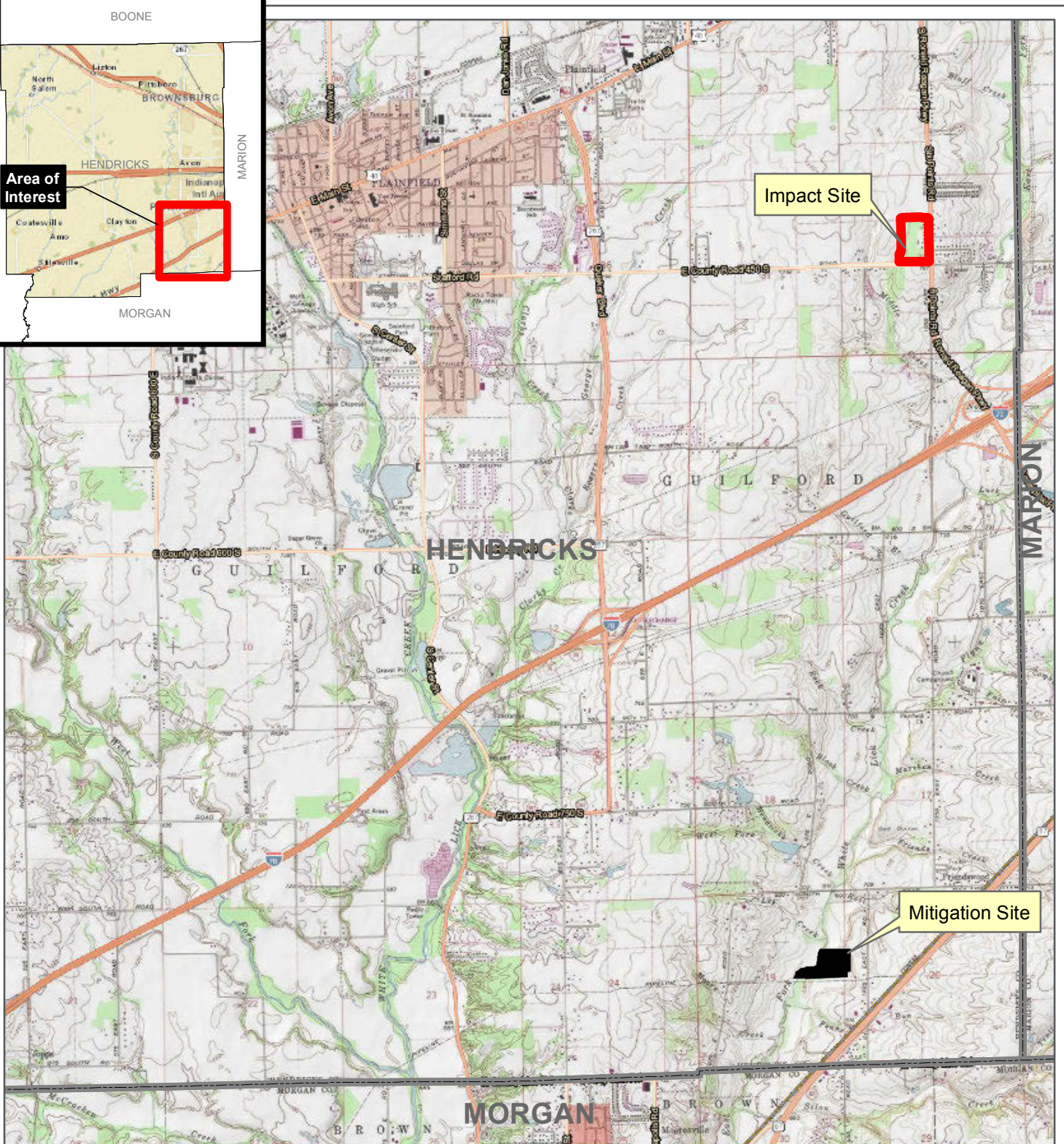
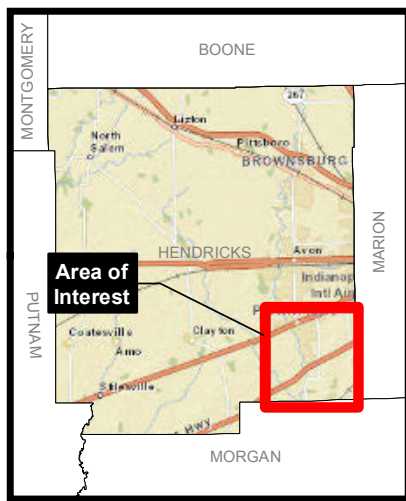
Subject: LRL-2015-844-sam




b) Provide your physical mailing address and telephone number.

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c) Send your email to: lrl.regulatorypubliccomment@usace.army.mil.

d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.



 Mitigation Site
  Impact Site
  County Boundary

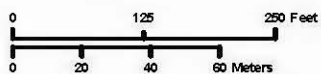
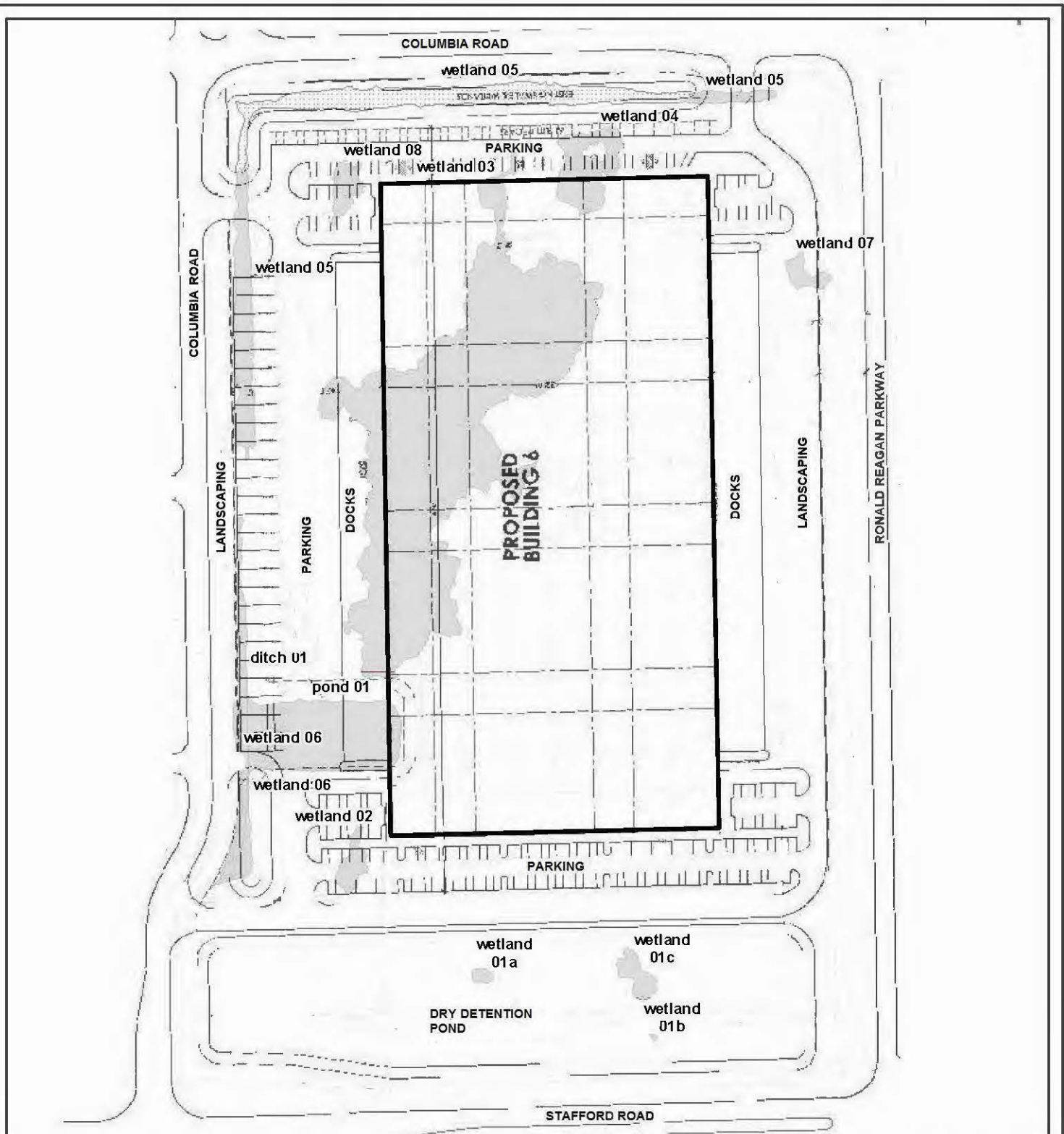
Township: 15 N
 Range: 2 E
 Section: 32
 Project No.
 J152567600

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Figure 1 of 3: Project Location
Building #6, NW of the Intersection of
Ronald Reagn Pkwy & Stafford Rd
USACE #LRL-2015-844-sam
Strategic Capital Partners
Hendricks County, Indiana



3901 Industrial Blvd, Indianapolis, IN 46254 USA
 Phone (+1) 317-388-1982 Fax (+1) 317-388-1982
 www.cardno.com



Mapped Features

Impact

No Impact



Township: 15 N
Range: 2 E
Section: 32
Project No.
J152667600












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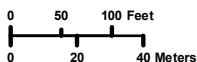
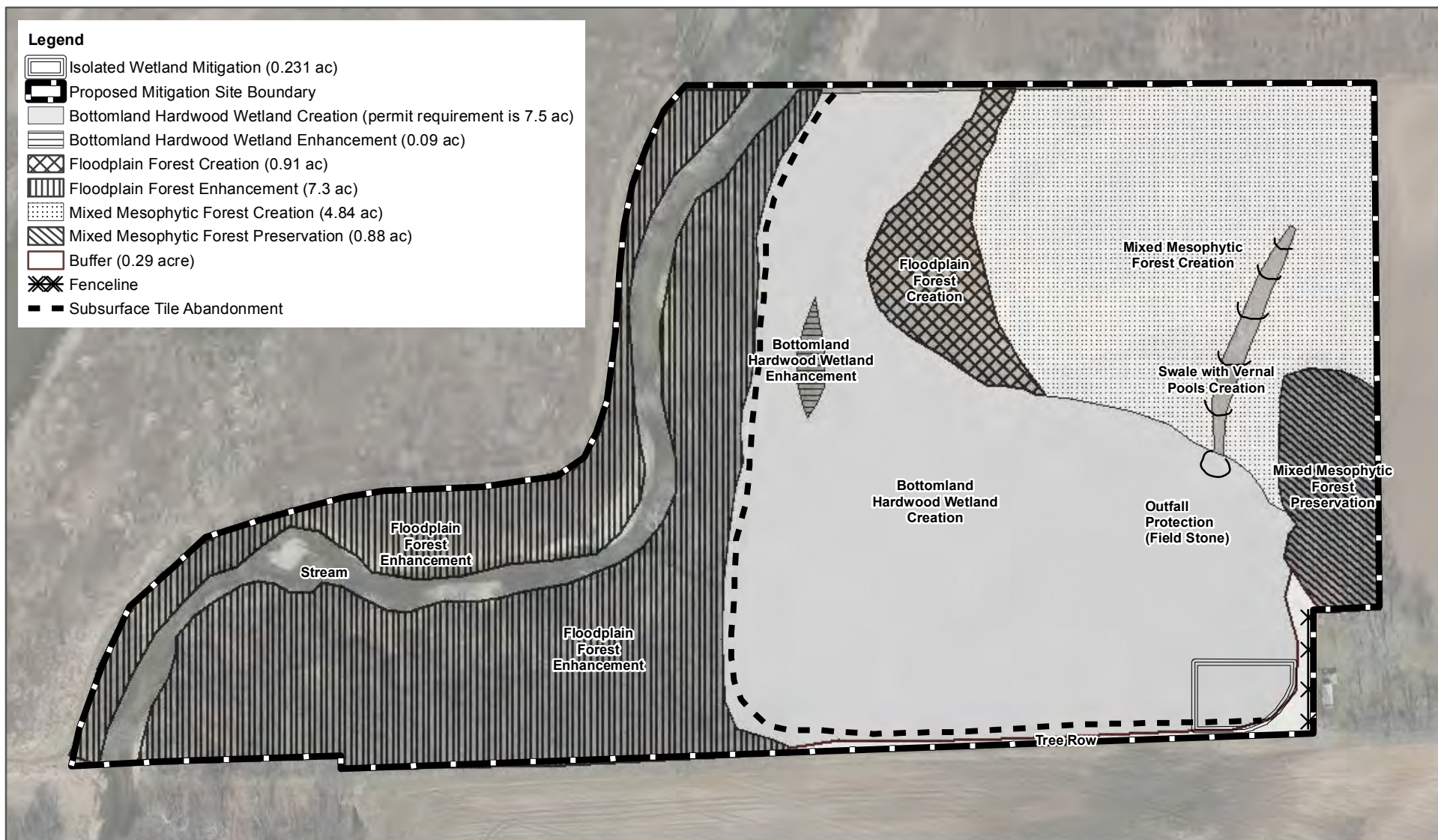
Figure 2 of 3: Proposed Impacts
Building #6, NW of the Intersection of
Ronald Reagan Pkwy & Stafford Rd
USACE #LRL-2015-844-sam
Strategic Capital Partners
Hendricks County, Indiana



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Legend

-  Isolated Wetland Mitigation (0.231 ac)
-  Proposed Mitigation Site Boundary
-  Bottomland Hardwood Wetland Creation (permit requirement is 7.5 ac)
-  Bottomland Hardwood Wetland Enhancement (0.09 ac)
-  Floodplain Forest Creation (0.91 ac)
-  Floodplain Forest Enhancement (7.3 ac)
-  Mixed Mesophytic Forest Creation (4.84 ac)
-  Mixed Mesophytic Forest Preservation (0.88 ac)
-  Buffer (0.29 acre)
-  Fenceline
-  Subsurface Tile Abandonment



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Figure 3 of 3. Conceptual Mitigation Plan

**Building #6, NW of the Intersection of Ronald Reagan Pkwy & Stafford Rd.
Mitigation and Monitoring Plan
Strategic Capital Partners
Hendricks County, Indiana**



3901 Industrial Blvd., Indianapolis, IN 46254 USA
Phone (+1) 317-388-1982 Fax (+1) 317-388-1982
www.cardno.com

Township: 14 N
Range: 02 E
Section(s): 19 & 20
Project No. J152567601

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